

May 3, 2021

City of Maricopa
Development Services Department
39700 West Civic Center Plaza
Maricopa, Arizona 85138

Re: Sorrento Phase 3
Master Plat and Infrastructure Improvement Plans
Case #: SUB20-07

Coe & Van Loo Consultants Inc. (CVL) is submitting a request for approvals of a Master Plat and Infrastructure Improvement Plans to support future development of the Sorrento Phase 3 development. On December 23, 2020, the City approved the Preliminary Plat for Sorrento Phases 2, 3, and 4 as Case SUB20-07 and this request is consistent with that approval. The Master Plat is necessary so as to create the individual Parcels for potential sale from the Developer to home builders and shall consist of Parcels 8, 18, and 19 and the necessary right of way for Hartman Road widening adjacent to Sorrento Phase 3 and for the portion of Sorrento Boulevard within Phase 3.

The Infrastructure Improvement Plans (IIPs) are the designs for the necessary infrastructure improvements to allow any of the noted Parcels to develop individually. The IIPs include half street improvements to Hartman Road, full street improvements for the extension of Sorrento Boulevard within Phase 3 along with sewer and water extensions from within Sorrento Boulevard.

We appreciate staff's efforts in review of the project and all input provided.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Ryan Weed, PE
President, CEO

RW:dc